



Protecting Montana's
Open Landscapes

Main Office

324 Fuller Avenue
PO Box 355
Helena, MT 59624
406-443-7027
info@mtlandreliance.org

Big Sky Office

35 Marketplace St, Bldg #5
PO Box 161554
Big Sky, MT 59716
406-594-1570
mlrsw@mtlandreliance.org

**Glacier/Flathead
Office**

470 Electric Avenue
PO Box 460
Bigfork, MT 59911
406-837-2178
mlrnw@mtlandreliance.org

**Greater Yellowstone
Office**

PO Box 10843
Bozeman, MT 59719
406-579-5481
mlrgy@mtlandreliance.org

mtlandreliance.org



September 17, 2018

RECEIVED SEP 19 2018

Cascade County Planning
Attn: Alex Dachs
121 4th St. N., Ste 2H
Great Falls, MT 59401-2552

Dear Alex,

The Montana Land Reliance (MLR) is working with Debra Schmit and Nicholas Hammen on a potential conservation easement on their property which lies within Cascade County. Enclosed is a project write-up and a draft copy of the proposed easement document. The terms as stated in the easement document are those that have been negotiated with the landowners as of this date and should be considered in your review. The language of the easement may be modified somewhat before it is signed, but the changes, if any, should not be significant.

As you know, The Montana Land Reliance is a qualified, tax-exempt, private land trust. Montana law (76-6-101) requires that the county planning authority review proposed conservation easements prior to recording. The county is asked to review this easement in order to comment upon the relationship of the easement to comprehensive planning in the area. The landowners would like to complete this donation as soon as possible. If the Planning Board/Commissioners could review this at their earliest convenience, it would be greatly appreciated. Thank you!

Upon completion of your review, please notify me in writing at: Montana Land Reliance, P.O. Box 355, Helena, Montana 59624 or via email: lois@mtlandreliance.org with any comments and/or concerns in regard to this potential easement donation.

If you need any further information or have any questions, please don't hesitate to contact me in MLR's Helena office. If you would like a representative from MLR to attend the meeting, that can be arranged as well.

Regards,

Lois Delger-DeMars
Managing Director

encls.

HAMMEN/SCHMIT PROPERTY

Nick Hammen and Debra Schmit would like to place an easement on their 1,584-acre property in Cascade. The property is comprised of mostly cropland and some grassland. The property is home to deer, antelope, elk, the occasional bear, and bird species indigenous to grassland habitat.

Human Development:

Existing Development:

- None.

Permitted Development:

- Three residential dwelling units and associated outbuildings each located within a 5-acre building envelope.
- The property could transfer as no more than three parcels.
- One residence and associated outbuildings would transfer with each division.

Relationship to MLR Goals:

The easement will protect scenic open space and range land. The property is located 4 miles from MLR's Moore (Marilyn) and Gilleon (Tom) easement properties and is a ½ mile to the south of a FWP easement property.

Relationship to IRS Code:

The easement will protect significant scenic open space, visible to the public traveling River Road and Castner Falls Road.

Relationship to MLR Resources:

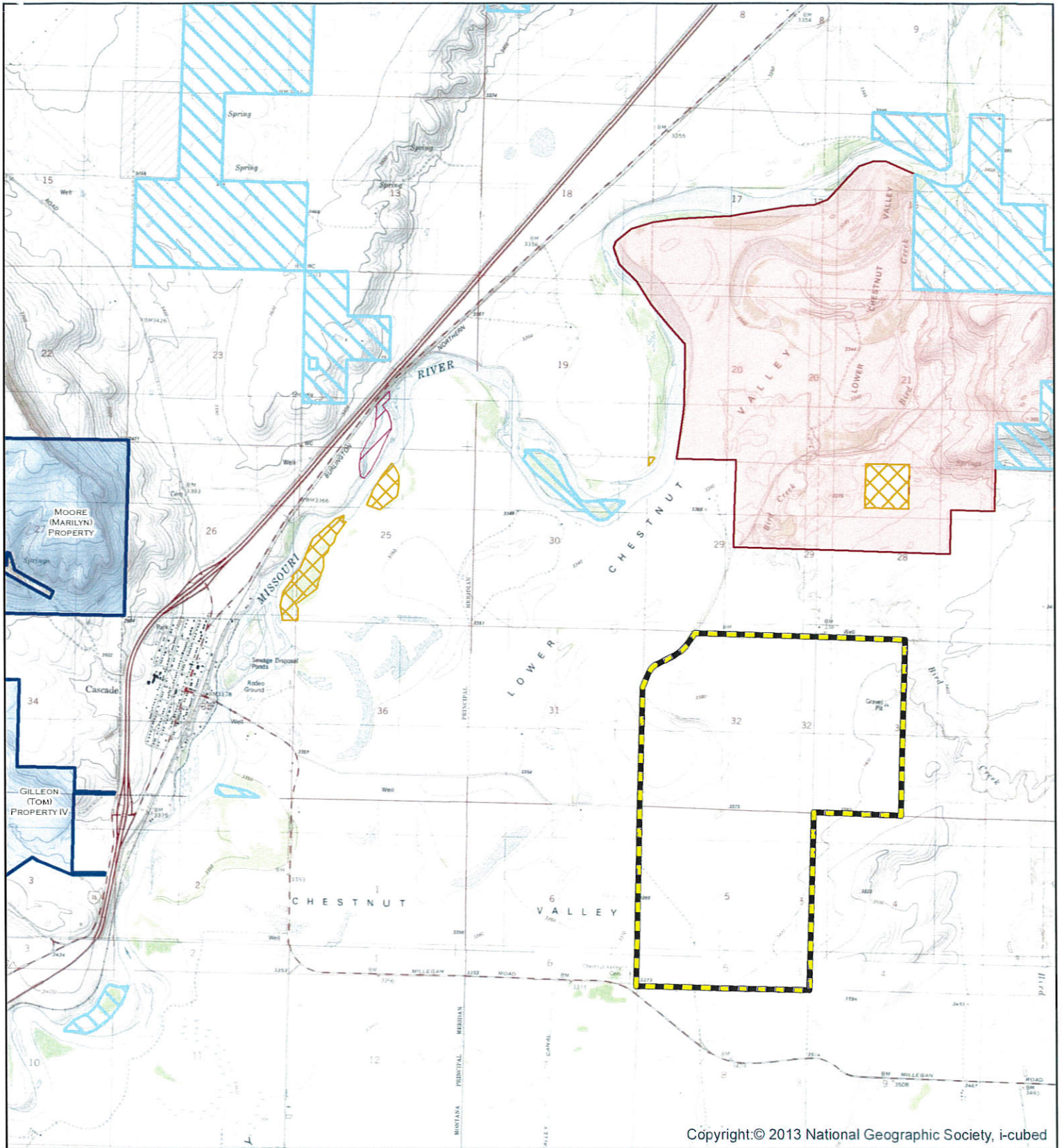
Staff is requesting this project be considered for funding under the U.S. Department of Agriculture, Natural Resources and Conservation Service's Agricultural Conservation Easement Program - Agricultural Land Easement (ALE) program. Staff, with assistance from the landowner, will need to raise the matching funds needed to complete this project. The landowners will cover the project costs associated with completing the easement and consider a donation to the Land Protection Fund.

Potential Issues and Challenges:

ALE funded projects entail a large amount of staff time.


Staff contact for the project is Lois Delger-DeMars.

TAMMEN/SCHMIT PROPERTY



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Date: February 02, 2017

 Subject Property
Property Acreage: 1,584

0 0.75 1.5
Miles
1:48,461

 MLR Easements

 State Trust

 FWP Easement

 BLM

 FWP



Disclaimer: information provided on this map is for illustrative purposes only and should not be relied upon to identify legal boundaries

HAMMEN/SCHMIT PROPER



Montana State
Highway Map
2013-2014

1:1,500,000



Subject Property



MLR Conservation Easements